



65 Kestor Lane

Longridge, Preston, PR3 3AD



£700 Per Calendar Month

Holdens are pleased to be bring to the market this first floor commercial space in a very good location at Stonebridge. The rooms on offer would make office suites, beauty treatment rooms etc.. There are options available from the Landlord in relation to some improvements. There are two spacious rooms along with a storage room and bathroom. This property has its own entrance and an area for an external sign. Car parking spaces. CEPC Rating D. 81





ALL ON THE FIRST FLOOR

Entrance to stairwell. uPVC double glazed door, stairs to office.

Landing

uPVC double glazed windows to front, radiator, built-in cupboards housing the combi boiler, doors to bathroom, office room and storage room.

Room one

29'6" x 11'7" (9.010m x 3.544m)

uPVC double glazed window to side and uPVC double glazed window to rear, two radiators, built-in overhead cupboards, door to further office room.

Room two

16'7" x 11'7" (5.060m x 3.535m)

uPVC double glazed window to front and side, two radiators, built-in cupboard, door to storage room.

Storage Room

11'11" x 6'6" (3.643m x 1.996m)

uPVC double glazed window to side, wall mounted shelves, radiator.

Bathroom

10'2" x 6'5" (3.122m x 1.975m)

uPVC double glazed window to side, radiator, WC, pedestal wash hand basin.

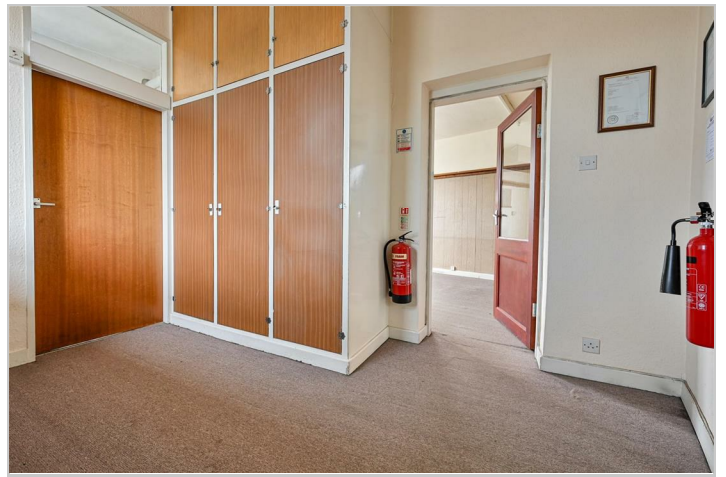
EXTERNALLY

Car parking to the side elevation.

PROPERTY MISDESCRIPTIONS

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide

angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



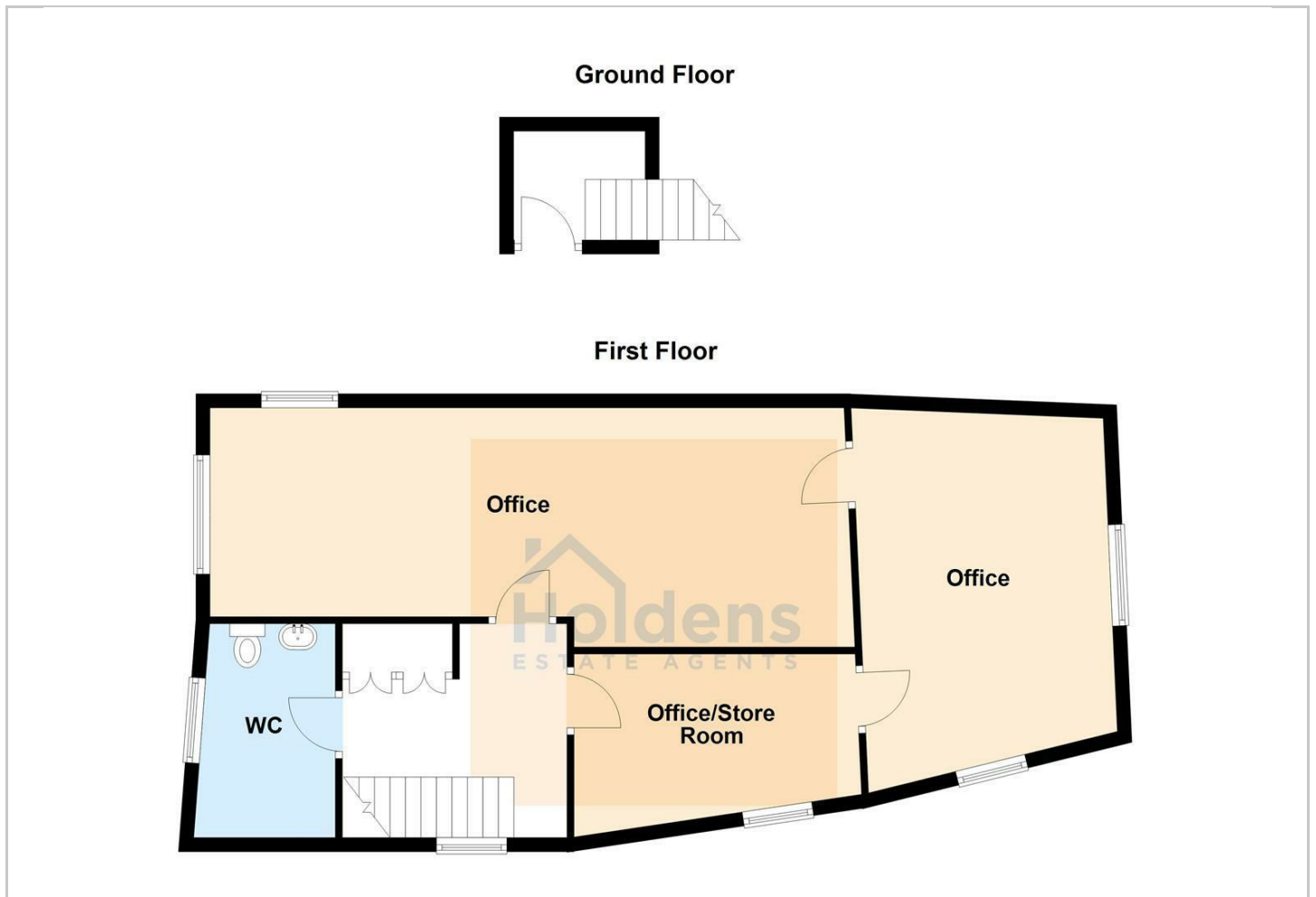
Hybrid Map



Terrain Map



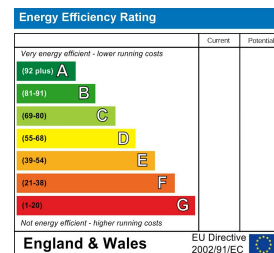
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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66 Derby Road, Longridge, Preston, PR3 3FE
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk